

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
January 13, 2022 (6PM)
Via Zoom.com and Good Space (Goleta)
(Subject to Board's Approval)

Board members present: Craig Nicholson, Chris Hall, Colin Smith, Howard Lange and Joe Mora

Homeowners present: Various left from annual meeting. Tom & Valerie Doty present.

Management: Bob Bartlein & James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at 6:24PM

Inspector of Elections Appointment: Tom Doty was unanimously approved Inspector of Elections to count the ballots. Planning to count on 3/10/22, subject to enough ballots received.

Owners Requests: None

Approval of Prior Meeting Minutes: Chris moved to accept prior meeting minutes of 12/9/21. Joe seconded. Unanimous.

Vendor: 7634 sidewalk and mulching look great thanks to Enviroscaping. Thanks to Jose for collecting Christmas trees and setting up spots to drop off trees. Vent pipe at pool replaced and painted by beachside. Heater in spa went out and replaced by Tropical Pools and pump failed the next day also replaced. Lock on pool back gate damaged, supply chain issues with locksmith installing replacement parts

Landscape Report: Treating and fertilizing trees by SB Pest. Sidewalk behind 7634 finished, mulching in progress. Tree trimming in progress by Action Tree. Still dealing with the drought and drip conversion.

Treasurer's Report

	Dec 21	YTD
Total Income	\$73,048.12	\$840,156.05
Op. Expenses	31,951.56	435,707.60

Reserve Expenditures	5,969.44	242,570.29
Total Expenditures	37,921.00	678,277.89
Transfer to Reserve	27,976.33	335,715.96
Transfer from Reserve	0.00	45,000.00
Balance in Savings	\$ 2,341,905.95	
Due from Unit Owners	\$ 4,101.03	
Total Assets	\$ 2,351,006.98	

Operating Expenses are about 14.1%+ below on cash basis

Treasurer's Report unanimously accepted (Colin moved & Joe seconded) Colin Moved to approve the Treasurers report and confirm the board has reviewed all financial information each month as required by Civil Code Section 5500 including but not limited to, the association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Associations bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Associations budget or otherwise approved by the board. Joe seconded. Unanimous

Old Business:

- a. Dry rot repair and approval/ratification of invoices/proposals: 7626 small dry rot in siding. Beachside invoice to replace vent pipes at pool house. Colin moved to ratify \$2,135.69 invoice from 12/14. Chris seconded. Unanimous
- b. Updating governing docs: Draft back from lawyer
- c. 7632 foundation work: In progress
- d. Repairs DG pathway, sidewalks: 7630 and 7640 and bridge pathway need powerwashing?
- e. Gym: waiting on vendor quote for bumper guard
- f. Pool facilities & COVID: Repairs done
- g. Address signs: in progress
- h. EV charging: none
- i. #113 screen door: Colin moved to approve 113 screen door, Howard seconded. Passed with Chris abstaining

New Business

- a. Committees: none
- b. Covers for vehicles: tabled
- c. Book exchange: tabled

- d. #337 water softener: Doesn't want anymore #267 flooring and light fixture: no show #225 lattice enclosure: no show
- e. Statement of information
- f. Recording liens: none

Next Meeting 2/10/21 at 6PM, Via Zoom.com

Meeting adjourned at 7:15PM

Submitted by: Matt Mora